

EGPSF 8.4.2
9/12/1997

FOURTH AVENUE GAMBELL, LLC
EXHIBIT N



STOEL RIVES LLP

A T T O R N E Y S

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April 2, 1997

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VIA FACSIMILE & FIRST-CLASS MAIL

Mr. Robert C. Erwin
Erwin & Smith
1400 W. Benson Boulevard, Suite 575
Anchorage, AK 99503-3690

Re: Fourth Avenue Gambell Limited Partnership
Paul L. Maney, General Partner
Your File: MAPA-01

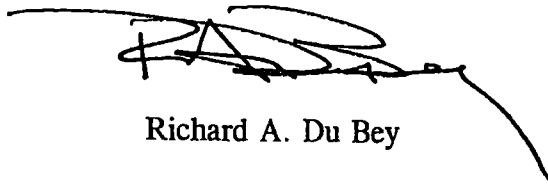
Dear Mr. Erwin:

Thank you for taking the time to discuss the status of the property purchased by Fourth Avenue Gambell from the Northern Commercial Company, Inc. ("NC"), commonly known as Lots 8A, 9, 10, 11 and 12 of Block 26-A, in Anchorage, Alaska (the "Property"). As counsel to the Skinner Corporation, successor-in-interest to NC, my purpose was to advise you of our interest in working together to minimize the risk of any environmental liability and to maximize the economic value of from the Property.

This letter confirms the Skinner Corporation's interest in working with Fourth Avenue Gambell to accomplish these objectives. I have been asked by my client to identify how we may manage environmental risk and realize value from the Property and to communicate my findings to you. I expect to be in a position to discuss this matter with you next week and ask that you confirm your availability next Thursday, April 10, at either 1:00 p.m. or 3:00 p.m. Pacific Standard Time to discuss this matter.

Thank you for your attention. I look forward to speaking with you next week.

Sincerely,



Richard A. Du Bey

RAD:cfz
cc: Debbie Sokvitne

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